



Edmonton Alberta

\$419,900

CALLING ALL INVESTORS AND FIRST TIME HOMEBUYERS! BRAND NEW BUILT half duplex with legal basement suite and detached garage! Excellent investment opportunity! This property features an upper unit with 3 bedrooms, 2.5 baths, upgraded finishings including sleek quartz counter tops, luxury vinyl plank flooring, timeless design, railings on the stairs, and big bright windows. The lower suite offers a modern kitchen, bright bedroom, spacious living space, full ensuite bath and in suite laundry. PLUS the mechanical room is accessible from outside the units! All appliances are included for a hassle-free move in. Location includes easy access to many amenities such as shopping, hospital, NAIT, Grant MacEwan University, Rogers Place and more! Don't let this fantastic opportunity pass you by! **Some photos virtually staged** (id:6769)

Bedroom 4 12' x 9'8

Second Kitchen Measurements not available

Living room 12'2 x 10'0

Dining room 11'5 x 9'1

Kitchen 11'5 x 8'3

Primary Bedroom 13'1 x 10'2

Bedroom 2 10'6 x 8'10

Bedroom 3 10'4 x 9'1

Listing Presented By:



Originally Listed by:
MaxWell Polaris



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.